
County comments for A7-26 Roberts

From

Date Mon 2026-07-13 1:53 PM

To

County comments for A7-26 Roberts

Hello Southgate,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and provided the following comments:

As identified in Appendix B of the County Official Plan, the subject property contains or is adjacent to mapped Significant Woodlands and watercourse/drainage features. The property may also support or include potential Habitat for Threatened and Endangered Species, Significant Wildlife Habitat, and Fish Habitat. In addition, the lands are located within a Significant Groundwater Recharge Area and within an area influencing Highly Vulnerable Aquifers as identified by the Ontario Source Protection Information Atlas. These

designations are relevant to Section 8.11 of the County Official Plan pertaining to water quality and quantity protection.

County ecology staff have reviewed the submitted application materials and note that the proposed development is located within Significant Woodlands, adjacent to an existing disturbed area associated with the current use of the property. County ecology staff understand minor tree removal is required to accommodate the development.

Given an EIS was completed in 2021 by Insight Environmental Solutions (2021) for a separate proposal that involved a portion of the subject property, the mitigation provided in Section 5.0 generally applies. The following mitigation is specific to vegetation clearing and should be adhered to, as per Insight Environmental Solutions (2021).

No tree or shrub clearing should be allowed during the breeding bird window (April 1st – August 30th) to avoid destruction of active bird nests protected by the Migratory Birds Convention Act (1994) or species listed as Special Concern under the Endangered Species Act (2007); specifically, Eastern Wood-pewee. Alternatively, a nest search can be conducted by a qualified ornithologist in the area designated for clearing. Any active nests found cannot be disturbed by work activity until the young have fledged. If no active nests are observed, vegetation clearing must take place with three days of the nest search, otherwise the nest search must be repeated.

If you have any questions or require further information, please contact County Ecology staff at ecology@grey.ca.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie